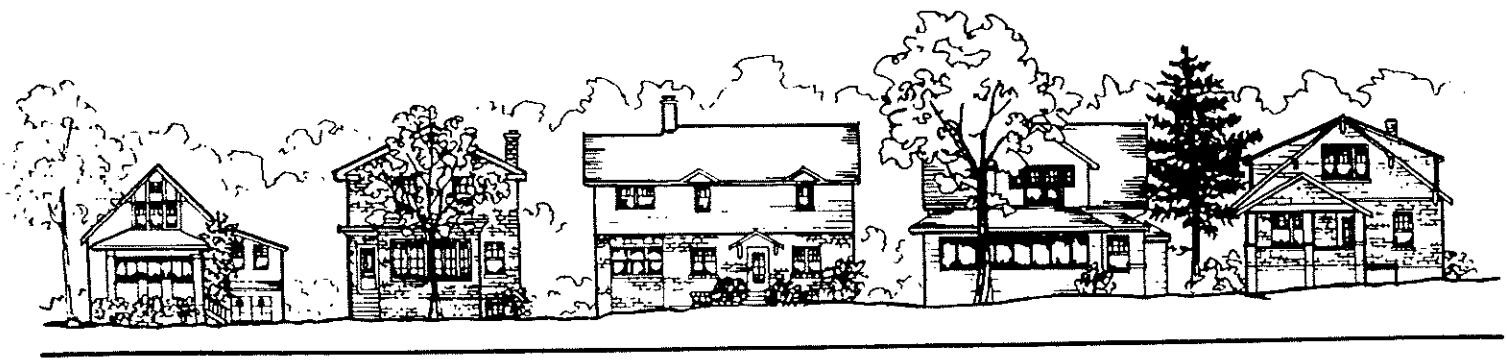
THE EAST CAMPUS NEIGHBORHOOD
Columbia, Missouri



This row of houses was demolished to make way for the Ross Street Condos.

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Introduction

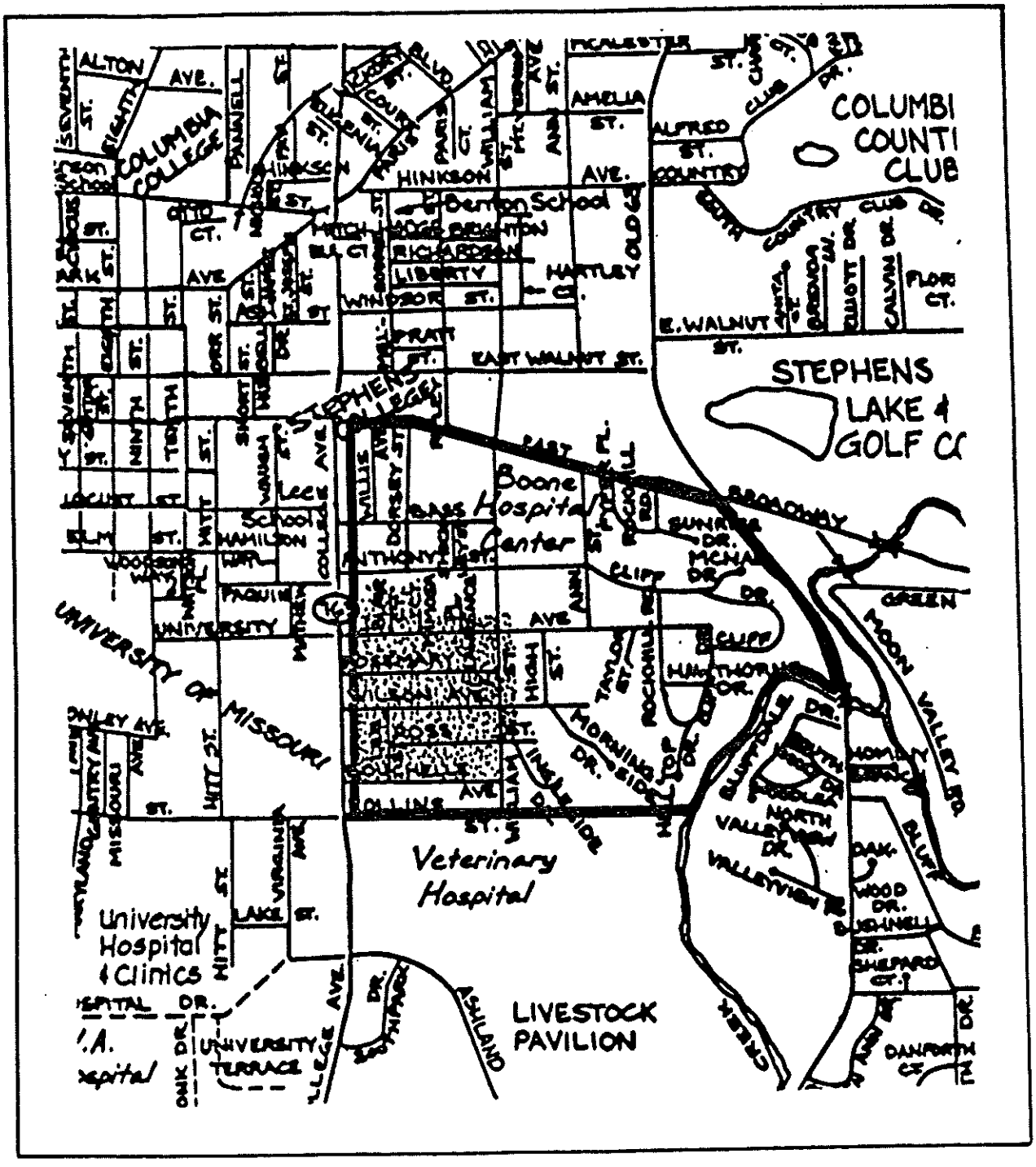
The East Campus Neighborhood is the residential area that lies directly east of the University of Missouri campus in Columbia, Missouri. The boundaries of the neighborhood are officially defined as Broadway to the north, Rollins Street to the south, College Avenue on the west, and Old Highway 63 to the east. Throughout its history East Campus has contained a mixture of large single family homes and rental property for students, but the proportion of these two has changed drastically over the years. From the time that it was developed until the late Fifties, the area was dominated by fine large houses owned by professors and middle-class professionals, with a few apartments and boarding houses for students.

Over the last thirty years though, many of the large houses have been converted to multi-unit rentals, which has drastically changed the demographic makeup of the neighborhood. Whereas before the neighborhood was inhabited by a stable population of middle-class professionals, there is today a large number of student residents who do not stay in the neighborhood more than a few years. This shift has made the area an easy target for rental companies which will gladly subdivide intact historic houses, and which are often unwilling to maintain the older dwellings adequately. As a result, one of Columbia's oldest and most intact residential neighborhoods is in great jeopardy. Because of these changes, the East Campus Neighborhood Association initiated an architectural and historical survey of the neighborhood, which took place in 1993 and early 1994.

The association, which is a group of homeowners, landlords, and renters that has been working effectively for over twenty years to maintain and improve the area, enlisted the help of the University to secure a survey grant from the Department of Natural Resources to provide financial help. The project was funded by a Historic Preservation Fund grant to the Department of Art History and Archaeology at the University of Missouri--Columbia. The survey was conducted by Scott Myers, Debbie Sheals and Ray Brassieur, under the supervision of Art History Professors Osmund Overby and Howard Marshall.

The project was set up to provide a database for preservation planning, and to lay the groundwork for a future nomination of the area to the National Register of Historic Places as an historic district. Survey activities concentrated on the oldest and most intact section of the neighborhood, with hopes that the rest of the area can be surveyed in the future. This initial survey covered the area which is bounded by Bouchelle Avenue on the south, William Street on the east, University Avenue on the north, including Blair Court, and College Avenue on the west. (See figure one.) These boundaries were chosen because they encompass the area of the East Campus Neighborhood that was first developed during the early twentieth century and which has had the fewest major alterations.

Figure One. East Campus Neighborhood. The Survey Area is shaded. (Columbia City Street Map.)



Each house in the targeted area was recorded on a Department of Natural Resources (DNR) survey sheet, which noted basic information regarding construction, architectural style, and history of ownership. In addition, a supplemental sheet recorded information such as current condition and number of tenants or units in each building. Each house was also photographed, and black and white prints on archival paper were submitted to the DNR along with the completed forms. Examination of written records and interviews with long term area residents further explored the social history of the neighborhood. Work was finished in early 1994 and the results were filed with the DNR.

The information found here has been taken from the extensive report which accompanied the survey materials. The Neighborhood Association has a copy of the entire survey report, and all survey materials are on file with the Historic Preservation Office of the Missouri Department of Natural Resources, in Jefferson City, Missouri.

Neighborhood History

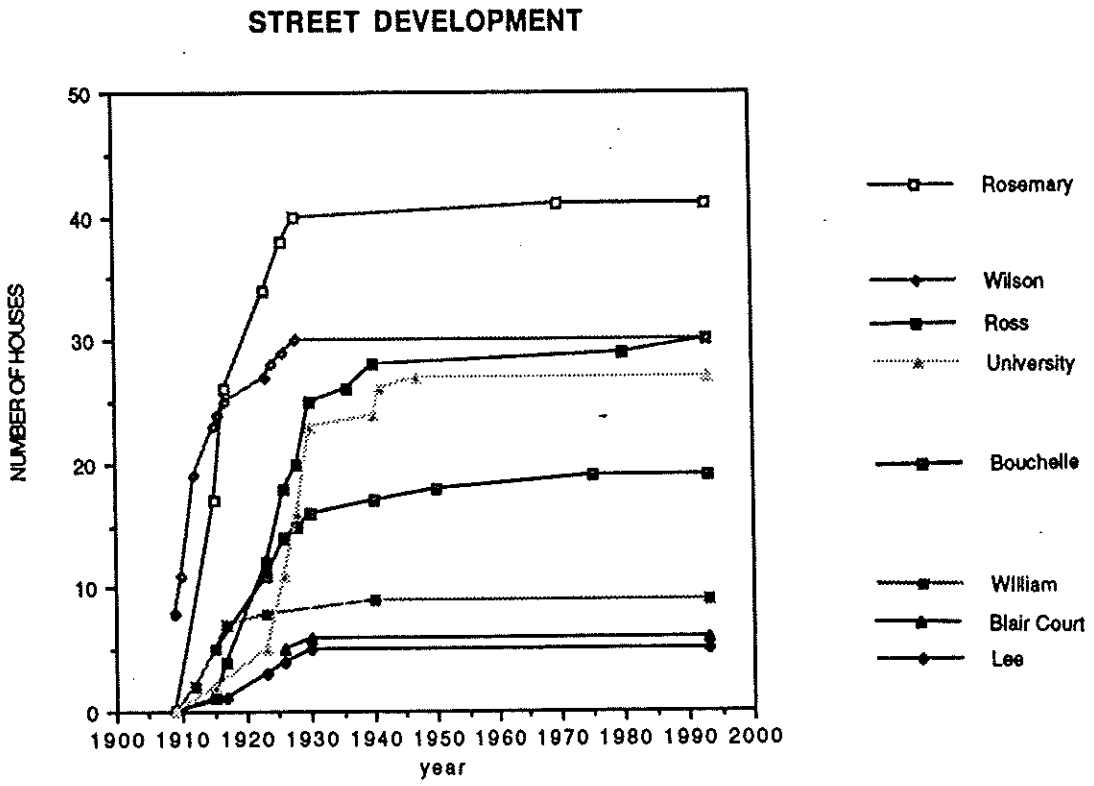
The East Campus Neighborhood was first incorporated into the city of Columbia in 1860, but due to slow growth of the city it was forty years before the area began to be built up. The decades following the Civil War were characterized by economic stagnation for Columbia, and there was a citywide lack of development. In turn, slow economic growth restricted the amount of civic improvements the city could accomplish and as late as 1890 Columbia had no public supply of clean water, no sewage system, no fire department, and no hospital.

Conditions improved around the turn of the Century and between 1890 and 1900 the population of Columbia grew by 41.2 percent. The following decade, 1900 to 1910, saw an even more precipitous rise in population of 70.9 percent. The increase in population corresponds with a very impressive expansion of civic improvements by the city. By the early 1900s Columbia had a public water system, a permanent fire department, a sewer system, telephones, gas and electric utilities, and some paved streets.

It was during this time that the East Campus area began to develop, and the neighborhood was the first in Columbia to be built from the beginning with all such modern utilities. The neighborhood grew quickly, and by 1931 most of the houses found in the core area today had been built. (See figure two.) At the same time, the University began to develop the old horticultural tract into what is now known as "white campus". The appeal of the neighborhood, especially to families affiliated with local schools, was greatly enhanced by the easy walking distance from residence to work. Mrs. Nola Anderson Haynes, for example, who is presently 96 years of age, has lived on Rosemary Street since she married her late husband, a former MU

professor, in 1936. Mrs. Haynes has never owned a driver's license or an automobile. Mrs. Ruth Watkins Blaechle, who grew up on Ingleside and attended the MU elementary and laboratory high schools during the decade of the 1930s, testified of her father's love for walking--"on bad days it was too bad to take the car out and on nice days it was too nice not to walk." The allure of living in a "walking neighborhood" remains today, and is enhanced by the ambiance which results from mature trees, brick streets and older houses.

Figure Two. Development Rates of the Streets in the Survey Area. Graph by Scott Myers.



East Campus and the University

East Campus is strongly defined by its proximity and relationship to the University of Missouri. Although the ratio of faculty to students who live in the neighborhood has changed over the years, the fact that the University plays a central part in the lives of a vast majority of East Campus residents has not. The University not only dominates the social and educational lives of the residents today, it also had a major role in how the neighborhood developed. To fully understand the East Campus Neighborhood it is essential to understand its relationship to the University.

The University of Missouri was established in 1839 as the first state university west of the Mississippi river. Columbia lobbied hard for the University and eventually won by offering the highest bid. The first fifty years of the University were at times turbulent but it managed to grow slowly. In the first twenty-five years there were never over one hundred students in University, and enrollment in the following twenty five years never exceeded five hundred.

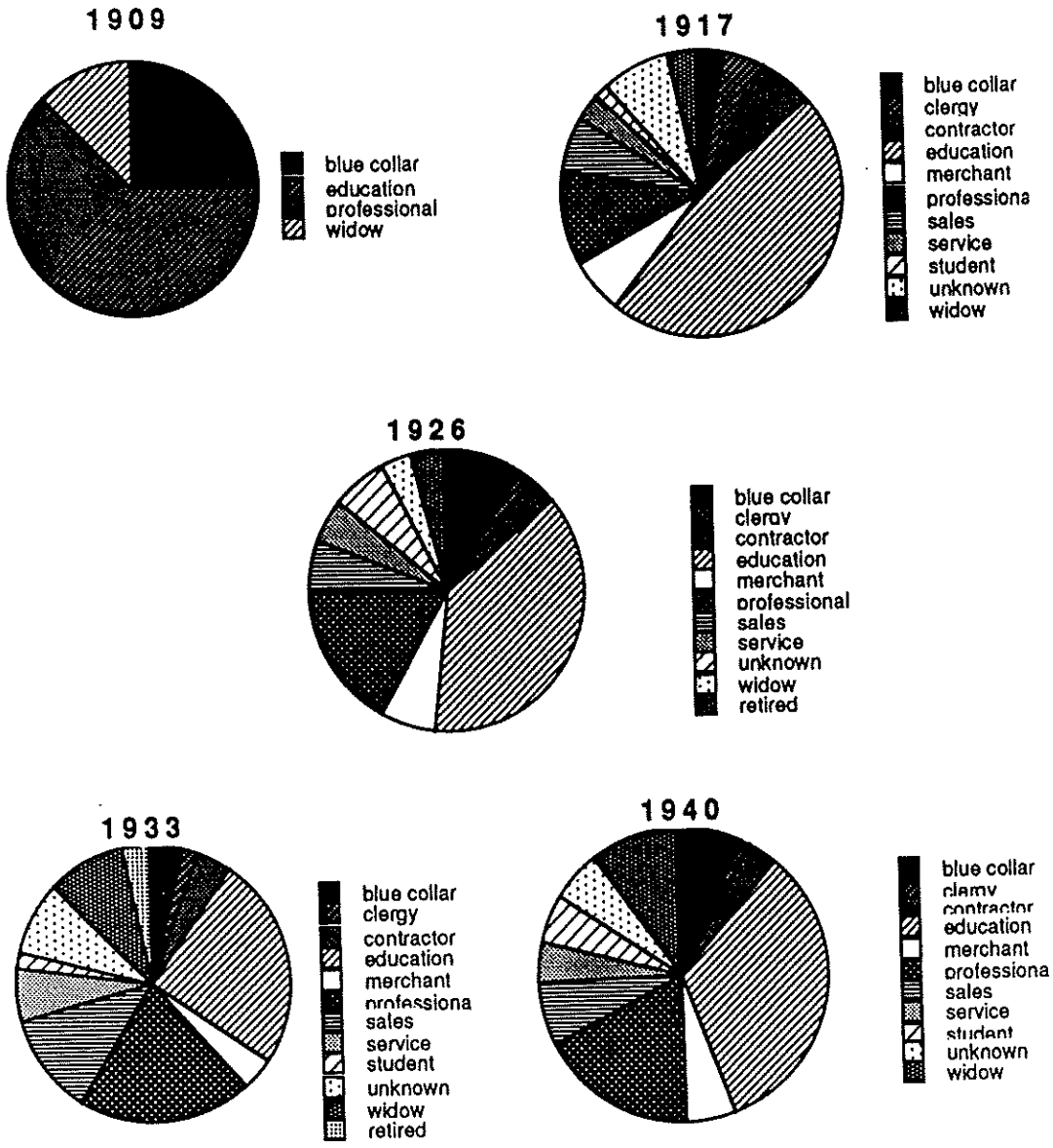
Like the city, the University underwent a major expansion at the turn of the century. This was partly a reaction to the 1893 burning of Academic Hall, the columns of which grace Francis Quadrangle today. The destruction of the building by fire was blamed on the city's lack of a permanent fire department and water system. As part of the legislative haggling which accompanied plans to rebuild and expand the University after the fire, the city was required to provide a new and adequate water system and fire protection.

The newly expanded University brought in many more students and faculty in the early part of this century. In 1890 there were fewer than 500 students, but by 1900 student enrollment was 1,050 and by 1914 there were over 3,400 students at the University. This influx of new students required an equally large growth in the number of university faculty, and members from both groups often chose to live in the East Campus Neighborhood. At the same time, many students and faculty from nearby Stephens College were moving into the area, with the result that in 1917, more than half the residents there were affiliated with higher education. (See figure three.)

The social and economic elite of Columbia have historically played a central role in the University. Locally powerful Southern families played a major role in running both the city and the University. Family names like Rollins, Gentry, Bass, Hockaday, and Price are scattered equally among the University and the city. Members of these families, and others, served on the board of curators, taught within the University and worked for the University administration as well as being prominent members of the Columbia political and business community.

Families did not have to be among the local elite to play a part in University life. One of the ways that many Columbia families participated was by taking students as boarders. Before the Civil War enrollment was small and few students were without some family in Columbia. Those few who did not have relatives in the area lived with the leading families of Columbia. Following the war enrollment rose to a point were it could not be absorbed by kin and the 'better people' no longer accepted boarders. By the late 1860s boarding students was an important local commercial enterprise. Although the University established boarding clubs for men in the 1870s, there was no dormitory style housing until 1890. Until then, and for a considerable time afterwards, most students either lived in a rooming house or rented a room from a family.

Figure Three. Graphs of Occupations of Past Area Residents. Graphs by Scott Myers.



Rental History

Ever since people began moving into the East Campus Neighborhood in the early part of this century a portion of the residents have lived in rented rooms and apartments. In light of this, it is surprising that there were not more apartment and boarding houses built in the area as it was being developed. To understand the dynamics of the neighborhood's history as well as much of the architecture it is important to investigate the history of rental property in the area.

There were traditionally several different types of rental property in the East Campus Neighborhood. Several single family dwellings list a different resident each year in the city directories. It is possible that these houses changed owners regularly but it is also reasonable to suppose that these houses were rented to families. Another form of rental were houses owned by a family that rented out a room and provided board but who did not alter the basic single-family arrangement of the house. This appears to have been quite common. Bob Ghio, who grew up in the house which his father, Augustus, designed at 1512 University, recalled how his mother had taken in boarders. She rented a room in a house at 1500 Rosemary, where they had lived briefly, to a Journalism student, Jack Waters. When they moved into their new house on University Mrs. Ghio rented a room to a piano teacher who tutored her daughter.

There were also many dwellings in the neighborhood which were built or modified in some way to accommodate multiple families or unrelated tenants. There were many owner-occupied houses which had either a finished upper floor or a finished basement that could be rented out as an apartment. Charles Turner, a long time neighborhood resident, recalled that the house he lives in now was built by a professor of Home Economics who had an apartment on the second floor. She sold it to a family that not only had tenants upstairs but also housed students in the basement. In 1931 an apartment in a house could be had, depending on the size, for $25 to more than $60 a month. For example, Mrs. Luke Shock had three rooms and a bath in her family's house at 1312 Wilson for $25 a month. That was the apartment Charles Turner's family was living in when he was born in 1920.

The boarding house which was supervised by a live-in landlord and provided a room, and sometimes meals, was the norm for student housing in the last half of the Nineteenth century. This practice, although dead now, continued into the early part of this century in the East Campus Neighborhood. One of the first buildings built in the neighborhood was a boarding house at 1401 Wilson which historically had at least 6 rooms for rent to boarders. It was built about 1910 and was owned and operated by Miss Claudia Hatton from around 1917 until 1928 when she sold it to Mrs. A.R. Adams, who continued to operate it as a boarding house until after 1940. In the fall of 1931 she had three single rooms for rent for $10 to $15 a month, two double rooms for $10, and one double room for three

people at $8 a month. That building today is divided into 16 apartments. The boarding house of the past takes a different form today; it has evolved into a house that is rented out as rooms, all with separate locks but with communal kitchens and baths.

Today the most common form of rental property in the East Campus Neighborhood is the once single-family house which has been converted into higher density housing. This has been done primarily by subdividing them into separate apartments or renting them to multiple unrelated tenants. (See figure four.) Subdividing the houses in East Campus into separate apartments is a practice that Dave Clark, a local architect, believes started during the Depression. During the boom in enrollment at the University following the end of World War II and the influx of new students on the GI bill, subdivision became much more common. The practice continues today.

Not all multiple apartment buildings in the neighborhood were once single family homes; at least a few were originally built as duplexes, or four to six unit apartment buildings. These often utilized forms similar to single family houses. Four buildings built as duplexes take the form of traditional single family foursquares, and a four unit building at 1409 University appears to be a Georgian Revival house from the exterior. The largest early apartment building in the neighborhood, at 1300 Rosemary, was originally the Gribble apartments, and is now condominiums.

An interesting aspect of the early rental history of the East Campus Neighborhood is the gender of the landlords. Without exception all the people listed by the University as offering rooms or apartments in 1931 were women. Historically it was the female head of the household who was in charge of letting rooms. In many cases this was done as a means of supplementing the income of their husbands, but it was also very common for women to rent rooms after their husbands had died. An example of this is Lulu C. Stone of 1310 Rosemary. She moved with her husband, the Reverend William Stone, to their foursquare house on Rosemary in 1915. The last time he is listed as head of the household in the city directories is in 1930. In 1931 Mrs. Stone offered a double room to be rented to an instructor at the University, and in 1933 she is listed in the city directory as a widow. This of course does not mean that she did not rent rooms before her husband's death, but it is proof that she continued to support herself after she became a widow by renting rooms. There were also a few unmarried women who owned and rented apartments, as is the case of Miss Hatton, who ran the first boarding house in the neighborhood. After she sold her boarding house, she moved to 1601 University where she continued to rent rooms in her new house.

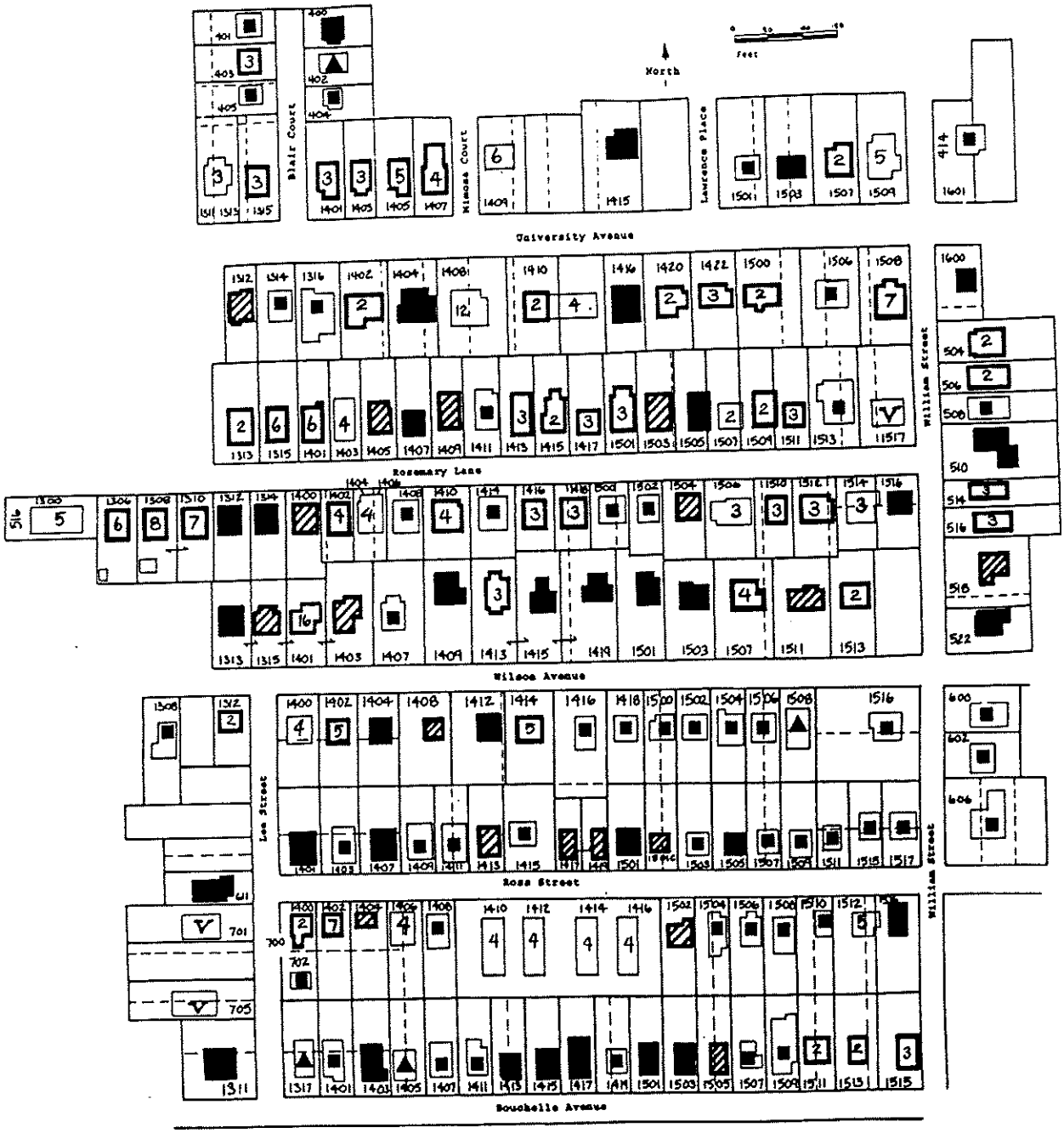
The proportion of rental property to owner-occupied houses in the neighborhood began to change after the end of World War II. Enrollment at the University expanded very rapidly as returning

veterans came to study on the GI bill. There was not enough available housing for them. This situation was so bad at one point that the University was forced to set up mobile homes to house them. Many residents who may not have rented rooms before, rented space to veterans and their new wives. As Francis Pike, a long-time resident of the East Campus Neighborhood put it, "It was a kind of patriotic thing to do back in earlier years." At this time not only was there a large need for apartments but the original residents of the neighborhood had grown older; their children were grown-up and they themselves were ready to retire. One result of this situation was that many families moved to other locations and rented out their houses in the East Campus Neighborhood.

In the Sixties the University went through an additional large expansion that resulted in yet another demand for student housing that was absorbed by the East Campus Neighborhood. At this time the neighborhood still had more families than single renters but as the neighborhood changed the residents who were living there because it was considered one of the "better" areas of town began to migrate. Clyde Wilson, another long-time East Campus resident, responded to this when he said that the trend-setting class, those that have the highest community social standing, "all tend to live in the same community and move like flocks of blackbirds that have been disturbed...they all rise up and settle down some other place". Many of those families moved to the newer sections of the East Campus neighborhood, and many left the area all together.

The result of this last migration was an increase in the number of rental units in the oldest portion of the neighborhood to the point that rental dwellings outnumbered those occupied by their owners. Unfortunately, rental properties tend to be misused more that those occupied by their owners, and many of the neighborhood's recent problems have been linked to this unnaturally high number of rental units. This is one of the problems currently being addressed by the neighborhood association, and is discussed further in the "Survey Conclusions and Recommendations" section.

Figure Four. Map of Current Uses.
Map by Debbie Sheals.



Houses in the Neighborhood

East Campus was developed during a period of immense change in American domestic architecture. Houses of this period are distinctly different from those of the preceding decade and those of the following years. There were several important cultural changes around the turn of the century that contributed to the changes in the domestic architecture of the time. The shift from a rural society to one that was predominantly urban; an incredible increase in technology, especially in the home; the development of the modern culture of consumption; and a general shift from Victorian values of self reliance and self control, to a modern therapeutic mentality of self fulfillment all contributed to redefine the American house.

The houses of East Campus Neighborhood are very different from Queen Anne style houses which would have dominated the area if it had been built a few decades before. For example, because of a greater use of standardized floor plans, houses in the East Campus Neighborhood are much simpler and less individualistic than typical Victorian houses. In addition the houses in the neighborhood are smaller than those of the preceding era and are built on smaller lots. There is a greater use of symmetrical designs, and because of the use of careful fenestration and massing as ornament there is much less applied ornament. The use of color is much more subdued and dependent on the natural colors of the materials themselves; brown wood shingles, red brick, and gray field stone, instead of the flamboyant color combinations common during the Victorian era.

One of greatest differences between the two periods is not the design of the outside of the house, but rather how the inside functions. To maximize the usable space of houses with significantly smaller square footage, floor plans are more open. To foster less formal, more spontaneous and relaxed family interaction, new houses had living rooms instead of formal halls and parlors. In accordance with the increased importance of sanitation and efficiency, the kitchen was a major part of the design, not in size but in its importance to the functioning of the household. In the kitchen especially, houses of this era used technological systems that were much more complex and important to the functioning of the house than did houses of just a few decades earlier.

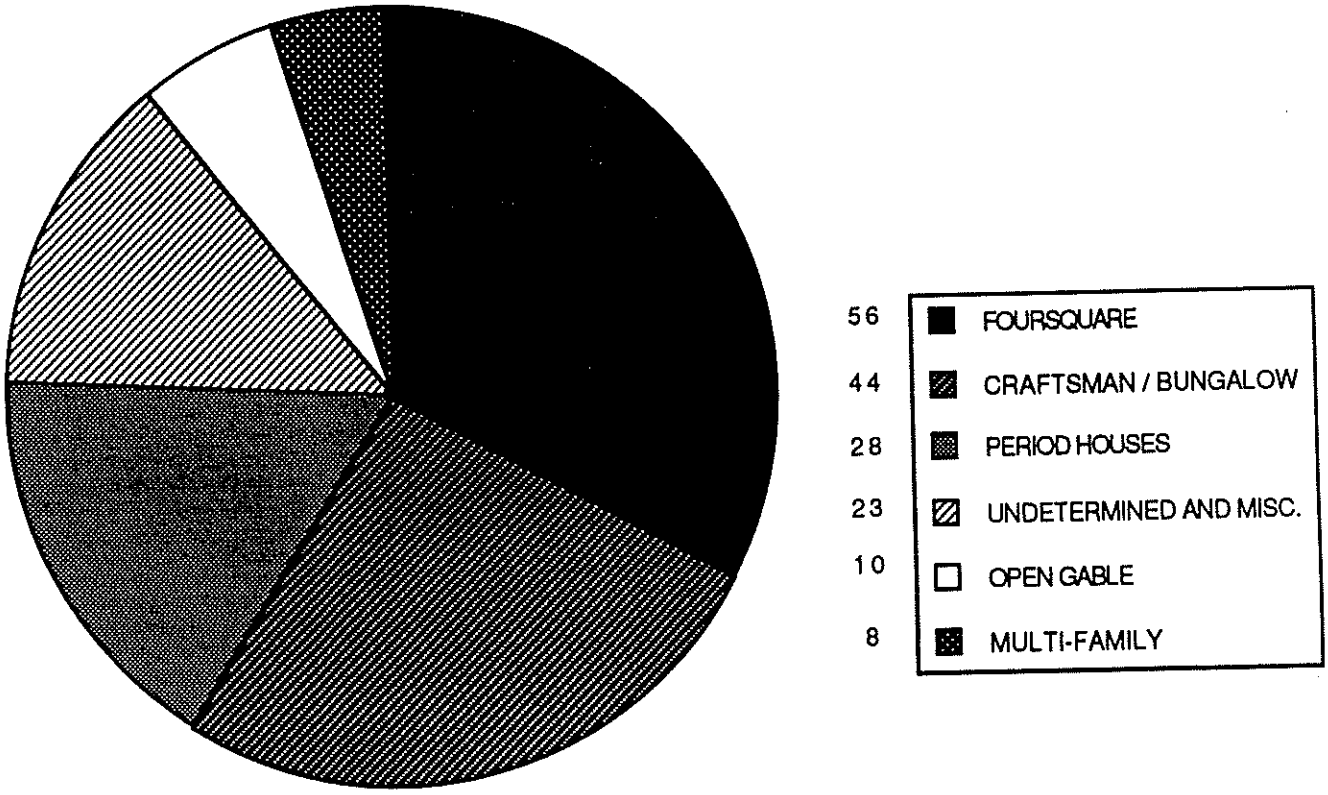
House Types

Residential architecture is often categorized in terms of **form**, the shape of the building and the layout of its rooms, and in terms of **style**, which is influenced by trends which were in fashion when the house was built. Vernacular forms are based upon tradition and long established patterns of use, with little to no thought given to projecting an up-to-date public image. Formally designed houses, by contrast, follow architectural guidelines which often determine both the form and the disposition of decorative features. However, these categories frequently blend together, especially in suburbs like

East Campus which were constructed in the early part of the twentieth century. During this time, increased methods of communication meant rapid dissemination of the latest styles in housing design, yet traditional forms still held an important role. The resulting buildings are sometimes referred to as popular architecture, falling somewhere between the categories of Vernacular and High-style.

The houses of the East Campus neighborhood, being built by different individuals over several decades, naturally form a diverse group. The mixture of vernacular forms and architectural styles defies categorization based solely upon one or the other, as there is much overlapping of the two. It should be remembered therefore that the following groups have been formed more for the sake of discussion than to identify strong divisions among the types of houses found in the area. Many of the houses surveyed could fit into more than one of the groups discussed here, and are placed in their respective categories according to dominant, rather than exclusive, characteristics of form or style.

Figure Five. House Types in the Neighborhood.
Graph by Scott Myers.



American Foursquare
Nationwide--ca. 1890-1930, East Campus--ca. 1909-1930

1508 Ross Street
This frame foursquare was built in 1916 by the Oliver Brothers, who built several other houses in the East Campus Neighborhood. The house was James Oliver's home from 1917-1928.

The most common house type in the area is the American foursquare; fifty six of the one hundred and sixty nine houses are foursquares. Foursquares are generally cubic in shape, two stories tall, with four rooms on each floor. They are topped with hipped, often pyramidal roofs, with one to four dormers. The dormers have shed, hipped or gable roofs. Most foursquares are set on a basement and front porches in widely varying forms are extremely common. It is often the porches which carry the decorative elements of a particular architectural style. Window placement also varies, and some have bay windows, usually on a side elevation. Foursquares have been built of frame, brick, stone and even concrete block; those in the survey area are frame or brick.

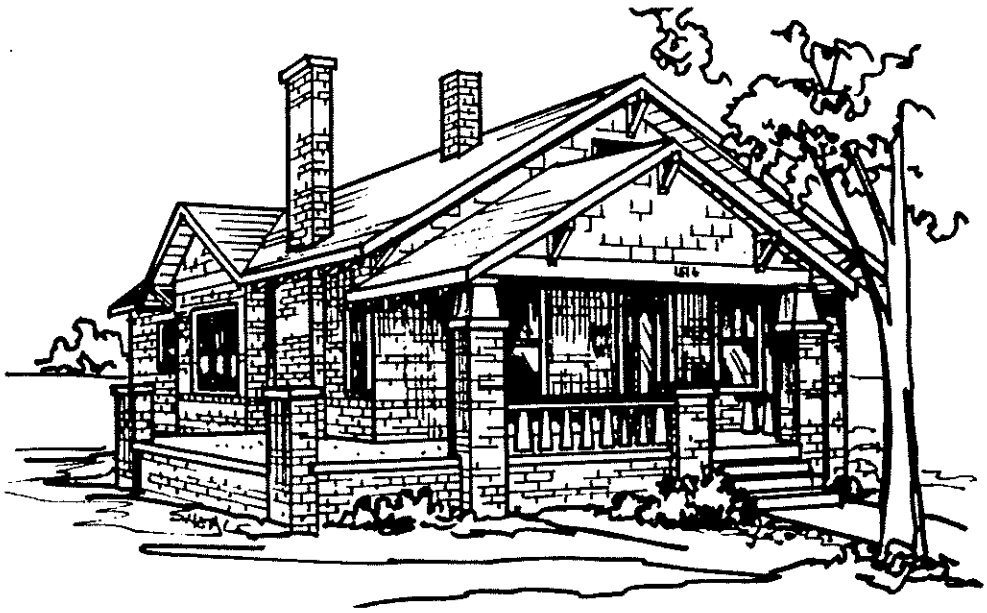
The majority of the East Campus foursquares are relatively unstyled, with a few Colonial Revival and Craftsman examples. Most are of the basic cubic form, with any additions or extra rooms located to the rear; 1310 Rosemary, 1401 University, and 514 William are all typical examples. A few others have a small one-story el to one side, which often houses a breakfast room or sun porch (see 1511 Rosemary and 1416 University). The most significant variation in form is in the case of sixteen houses which are of the basic cubic plan, but have a two-story el added to the east side of the facade. In some cases the roof of the el is separate from the main roof and

does little to detract from the basic foursquare appearance, while others are covered by an extension of the main roof, resulting in a more rectangular massing. 1422 University and 1314 Rosemary have ells with separate roofs; 1513 Wilson and 1512 Ross are examples of the latter configuration.

The foursquare's important role in popular architecture is illustrated by the fact that foursquares were among the house types commonly offered by mail order companies such as Sears, Roebuck and Company, Montgomery Ward, and Aladdin, all of whom shipped prepackaged house "kits" all over the country. Ads for these companies which touted the virtues of the foursquare described it as "The ever popular square type which gives an air of massiveness" and "Thoroughly American in architecture, it is a house anyone will be proud to identify as 'My Home'." Whether it was built from 'scratch' or a kit, the foursquare's inherent simplicity offered both ease of construction and a form which could be adorned with stylistic elements of the homeowner's choice or allowed to stand on its own merits as a simple, clean-lined dwelling.

Mail-order Foursquare Ad. From "Sears Roebuck's Best Kept Secret". Historic Preservation, September/October, 1981. p. 24.

Craftsman / Bungalow
Nationwide--ca. 1905-1930, East Campus--ca. 1909-1930



1516 Ross Street
This one-story brick bungalow, built ca. 1929, is typical of the house type as found in the survey area. Note the prominent porch and terrace, and front facing gable roofs supported by decorative brackets.

The second most common house type in the neighborhood is that of the Craftsman/bungalow. Bungalows are the most common form used for Craftsman houses, almost to the point of becoming a style of their own. Forty four of the surveyed houses have Craftsman characteristics, and of those, forty are bungalows. (There are also four American foursquares with Craftsman design elements.) Craftsman houses generally have low to moderately pitched gable roofs with wide, open overhangs, exposed rafters, and decorative beams or brackets under the eaves. Windows are commonly double-hung, the top portion being multi-paned, the bottom single. Exterior walls are of brick, stucco, or weatherboards.

The bungalows of the group are single storied, sometimes with rooms tucked into the space under the roof, lit by dormer windows. Full or partial front porches are extremely common on bungalows, occasionally wrapping around to one side or extending to form a terrace. Such porches are often located under the main roof of the house, and are an intrinsic part of the building's design. Porch roofs are often supported by tapered square columns which rest on large square piers, or by heavy square brick posts.

The creation of the American bungalow as a distinct style can be traced to the work of brothers Charles Sumner Greene and Henry

Mather Greene, California architects who started designing large houses in the bungalow style in the early 1900s. Influences of both the English Arts and Crafts movement and wooden Japanese architecture can be seen in the emphasis Greene and Greene placed on such things as hand crafted woodwork, picturesque massing of the structure, and a general move away from applied surface ornamentation. And, although the houses erected by Greene and Greene are large and elaborate, the underlying design principles were found to apply easily to much more modest dwellings.

One man who spent a good deal of his professional life working for the betterment of residential architecture was Gustav Stickley, the founder of the Craftsman movement and publisher of the Craftsman magazine, which was published from 1901-1915. Stickley, like the Greenes, was influenced by the Arts and Crafts movement, and devoted a good deal of space in the Craftsman to promoting theories of the movement, as well as showcasing his own designs for furniture and houses. Each issue of the Craftsman contained designs for affordable houses, the plans of which were available free to subscribers. Stickley's Craftsman interiors especially, are very similar to those found in the bungalows which were built in the East Campus neighborhood and other parts of Columbia.

An increased awareness of the advantages of outdoor life is evident in both the large bungalow designs of Greene and Greene and in the more modest structures advocated by Stickley. Numerous windows, porches, and dining terraces made it easier for the residents to enjoy the great outdoors, and link the house with its surrounding garden. The gardens which were planned for this type of house were most commonly informal and picturesque, modeled after either Japanese or English country gardens.

By the early teens, bungalows had become so much the accepted style in which to build suburban houses that numerous companies published collections of bungalow designs, the plans of which could be obtained easily and cheaply. The demand for houses built in the style was great enough to support factories which produced nothing but prefabricated bungalow components such as porch columns, doors, windows, interior and exterior trim work, and various built-in units. Companies such as the Lewis Manufacturing Company of Bay City, Michigan offered ready made house parts ranging from porch supports to plans and materials for the entire building, and complete bungalows were available from the same mail-order companies which sold foursquares. It is likely that at least some of the East Campus bungalows contain prefabricated components, and the similarities found among them suggest that many of their builders started with standard plans, if not entire kits.

Period Houses
Nationwide--ca. 1880-1950, East Campus--ca. 1910-1941

The houses in this group are built in a variety of styles, and are referred to as period houses because they all strive to recall the designs of a specific period in history. East Campus period houses include Colonial Revival, Tudor Revival, and French Renaissance Revival buildings, the most common being Colonial Revival and Tudor Revival. (1410 University is the only French Renaissance Revival house in the area.)

Victorian tastes in architecture often ran towards extreme uses of ornamentation, generally in the form of a freewheeling mix of stylistic elements. In the late nineteenth century, architectural designs began to move away from such exuberant ornamentation towards a more "pure" approach. There was however a difference of opinion as to the definition of "pure". Members of the modernist movements, such as the Craftsman and Prairie schools, felt that purity should be achieved by completely doing away with applied ornamentation based on past styles, and letting the structure of the building itself act in a decorative manner. On the other hand, many architects felt that purity of design should be achieved by way of the academically correct use of earlier forms, such as those promoted in the influential Columbian Exposition of 1893 in Chicago. Period styles are based on the philosophies of the latter.

Period houses were designed not so much to be exact copies of early buildings as new forms in which a single past style was emulated. In most cases this was done by copying general massing and using carefully duplicated ornamentation. The plans of period houses often differed from their past models. The newer houses utilized open planning concepts popular in such styles as the bungalow, and the rooms tended to be larger and fewer in number than those of the early houses they emulated. The resulting buildings often possess pleasing proportions and an enduring quality which has inspired designs for houses being built in new suburbs across the country even today.

Colonial Revival
Nationwide--ca. 1880-1955, East Campus--ca. 1910-1941

1516 Wilson Avenue

This is one of the largest of the houses in the survey area, and an excellent example of the Colonial Revival/Georgian style in residential design. It is still a single family house and has changed little since it was built in 1916.

There are twenty nine Colonial Revival houses as well as four American four-squares with Colonial Revival detailing in the survey area. Colonial revival houses tend to have accentuated front doors, often surrounded by classically inspired entablatures. The facades are symmetrically arranged, and the entrance is often centered. Porches are supported by classical columns and a cornice with dentils or modillions sometimes runs along the eave line. In contrast to Craftsman houses, which emphasize the blending of interior and exterior spaces, Colonial Revival houses are more self-contained, with fewer porches and static rectangular plans. Original surrounding gardens were likely to be formal and symmetrical. Roof types include gambrel, hip, and gable; the latter is the most common. The windows are primarily double-hung and multi-paned, often with shutters, and exterior walls are clapboard or brick.

The survey properties in the Colonial Revival category have been given different designations, including Colonial Revival, Colonial Revival/Georgian, and Colonial Revival/Dutch. All are based on early American precedents, with variations within the group. The majority of the East Campus houses belong in the first category, which fits the general description above. These houses often have minimal decoration and/or a rather eclectic mix of typical features.

Georgian revival houses mimic the formal symmetrical fenestration of original Georgian houses and feature much more prominent classical decoration. They tend to be more carefully executed emulations of original models, and even high-style architects worked in the style. The most impressive Georgian Revival house in the East Campus neighborhood is architect designed. The 1916 Walter Miller House at 1516 Wilson Avenue was designed by James Jamieson. It is the earliest, and largest, house of this type in the neighborhood and it probably influenced the construction of later, less elaborate examples (see above illustration).

Dutch Colonial revival houses are typified by the gambrel roofs which were common to early Dutch houses in the eastern United States. It is interesting to note that Gambrel roofs developed in the American colonies; no models for them have been found in the Netherlands. Mail-order companies offered all forms of Colonial revival houses, including many Dutch Colonial models. Like the foursquare, these houses were praised for their massive qualities. A 1927 Montgomery Ward's ad describes a Dutch Colonial model as: "simplicity at its best...built low to the ground, its lines take on a massiveness and grace". East Campus houses follow the national trend in which early Dutch colonial houses have gambrel roofs which face the street, while those of later examples are side facing, with more typical Colonial revival detailing. For typical area examples, see 1408 Wilson, ca. 1909, and 522 William Street, ca. 1923.

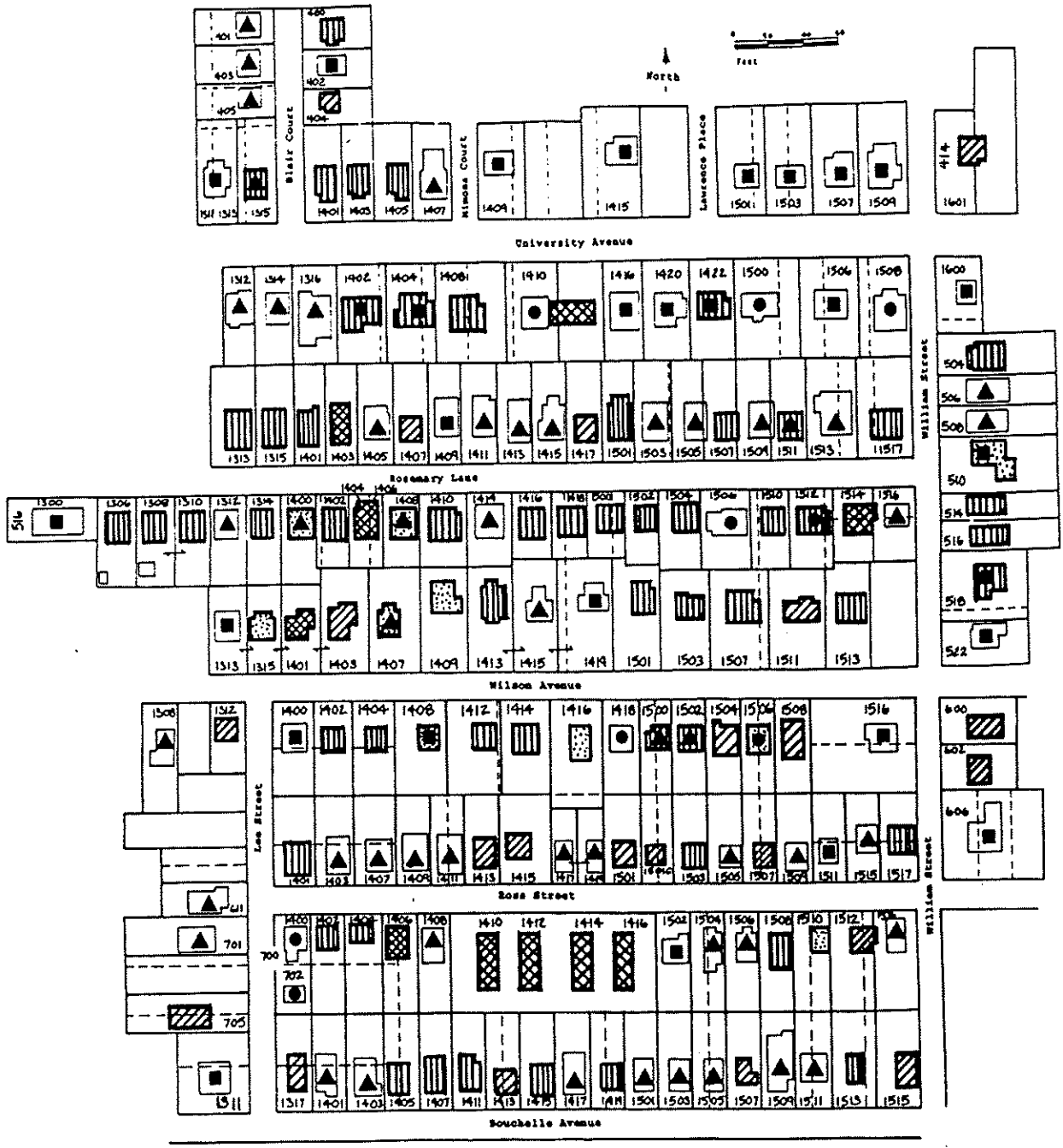
Tudor Revival
Nationwide--ca. 1890-1940, East Campus--ca. 1912-1930

1500 University Avenue
This large brick house, built ca. 1929, is a near textbook example of the Tudor Revival style. The steeply pitched roof with front facing gables, prominent chimney, and decorative brick patterning and stone accents all recall the picturesque Medieval English buildings which inspired this style.

One of the most familiar stylistic elements associated with Tudor houses is decorative half-timbering, usually in the form of dark wood against a stucco background. Wall materials vary and are often mixed within one house, but stucco and brick are the most common. Brick walls often feature decorative bond patterns, and some have stone accents. Houses of this style differ markedly from Colonial Revival types in that they are frequently asymmetrical, with an emphasis on picturesque massing. Roofs are steeply pitched, usually gabled with a large cross gable facing the street. Chimneys are treated decoratively, many have elaborate chimney pots. The windows of Tudor Revival style houses are double-hung or casements with many small panes.

Period houses in the Tudor Revival category are inspired by medieval English houses. Academic Tudor Revival designs often distinguish between the three styles of the Tudor period in history, Tudor proper, Elizabethan, and Jacobean, but Tudor revival houses tend to use a freer interpretation. In the East Campus Neighborhood, Tudor Revival architecture comes in two different forms. Occasionally Tudor Revival decoration is added to a vernacular form, usually as false half-timbering, as is the case of the house at 1512 Rosemary. There are also full blown examples of styled Tudor Revival houses, in which the form of the building as well as its decoration follows stylistic guidelines. The houses at 1500 and 1508 University are two of the most impressive examples of Tudor Revival style houses in the area.

Figure Six. Map of House Types in the Survey Area.
Map by Debbie Sheals.



Survey Conclusions and Recommendations

The entire area surveyed has been determined potentially eligible as a National Register Historic District. Ninety four percent, 161 of 171, of the houses found here were built before 1941, and a vast majority of those exhibit a high level of integrity. In addition, the buildings have been generally well maintained; eighty three percent are in "good" or better condition (see chart below.) The survey properties as a group form a fine intact example of a typical early twentieth century American neighborhood.

Although the way in which these buildings are being used has often changed, their exteriors have remained much as they were when the neighborhood was new. Sixty three percent (108) of the properties were judged to have no damaging alterations. The changes to another thirty two percent (55) only possibly affect integrity as defined by National Register Criteria. (Changes were deemed to "possibly" affect integrity if they were relatively minor or if they appeared to be reversible.) Regardless of alterations, the buildings in general have been well-kept; eighty three percent (141) can boast a current condition of "Good" or better.

Figure Seven.

Current Condition	Do Exterior Alterations Affect Integrity?				Totals
	Yes	No	Possibly	N/A *	
Excellent	--	36	12	6	54
Excellent to Good	--	9	6	--	15
Good	1	46	25	1	73
Good to Fair	--	7	4	--	11
Fair	--	9	8	--	17
Poor	--	1	--	--	1
Total	1	108	55	7	171

* Recent construction.

The survey properties were all built to be residential structures, and all continue to be used as such today. (The only exception is the Lee Street Store, which is in the basement of the house at 1312 Wilson Ave.) However, information recorded on the supplemental sheets shows that living patterns in the area have undergone changes since the neighborhood was formed. Of the 168 properties surveyed, 98 (58%) are currently used for higher density housing than originally intended. (See figure four, p. 10.) This has been

accomplished by way of two changes in use patterns, both of which can be considered to threaten the historic fabric of the buildings in the area.

The most common method is to rent formerly single family houses out to multiple unrelated tenants. These houses generally retain their original floorplan, but undergo sometimes extremely hard wear and tear as a result of the increased number of residents. It is not unheard of for a house which was built for one family's use to have as many as ten unrelated tenants, although five or six is much more common. Of the 52 houses with unrelated tenants, 34 house four or more people each. The second way in which area houses serve increased numbers of residents is by being subdivided into smaller individual apartments. There are 46 such buildings in the East Campus neighborhood, 16 of which contain more than four apartments. This method often creates more permanent damage to a house than using it for multiple tenants, but in some cases, a house which is too large to serve today's smaller families can be sensitively converted into more practical smaller units without severely compromising its historic nature.

The area is also threatened by possible redevelopment. The neighborhood's close proximity to the University campus, teamed with the high profit potential for student housing, has resulted in increasing danger of redevelopment. Landlords who were once content to convert or lease to multiple tenants are now considering tearing down older buildings to make way for large new multi-unit buildings. The Ross Street "Condominiums" stand as an example of this type of thinking. In late spring of 1993, six single family houses were destroyed to make way for four large new apartment buildings. This was done in spite of strong protests from the East Campus Neighborhood Association and has created an unwanted increase in traffic on a narrow, formerly quiet street. The positive result of this incident is that it has drawn neighborhood residents together and created a heightened awareness of both the threats to and the attributes of the area.

Recommendations

The results of the research done in association with the East Campus Survey Project should lead to the creation of a preservation and rehabilitation plan for the neighborhood, which could be adapted in the future to apply to other areas of the city. Design guidelines for historic districts are a key component of such plans. Ellen Beasley, one of the foremost specialists in this subject in the United States, has agreed to be a consultant on such a project if funding can be obtained. One of the important issues associated with preservation planning in East Campus is that of rental housing, especially that aimed for student use.

Rental property has an important historical background in the neighborhood and will probably continue to be important in the

future. While it would be good for the stability of the neighborhood to have a ratio of student renters to homeowners which is similar to that of the period before World War II, it is unrealistic to expect it. Things are different now; the University is much larger than it was and the demands for student housing are proportionately greater. In addition, while it was the norm in an earlier era for students to live with families in rented rooms, that is now an extremely rare occurrence. Today's students are more independent and most who choose to live off campus live either with other students or by themselves. Because the East Campus is the residential area closest to the University, it is the area of choice for many students who do not wish to commute and who enjoy the ambiance of an older section of town. Unless enrollment falls off drastically there is little chance that the percentage of students living in the East Campus Neighborhood will drop significantly, and the most realistic preservation goal for the neighborhood will be one that takes that into account.

This does not mean that all forms of rental housing should be encouraged or even accepted. As stated before, the practice of modifying existing buildings to increase the number of possible occupants often threatens the historic fabric of the neighborhood. The practice of converting houses into many small apartments is often extremely damaging and should be strictly regulated in the future. In addition, some types of rental housing should be targeted for conversion back to lower density uses. Those houses in the Multiple Unrelated Tenants category are the simplest to "reclaim" for single family use, as the original floorplans are rarely altered. (See figure four for distribution of rental properties.) It is recommended that the practice of renting single family houses to more than four tenants be strongly discouraged.

On the other hand it is not necessary or even historically accurate to aim for the conversion of all buildings in the neighborhood to single family dwellings. Some of the buildings in the area were built to house multiple tenants, and others are simply too large to house only one family today. In many cases the life of an impractically large house can be extended by means of conversion into smaller units, and some East Campus houses may actually benefit from conversion into smaller units. Part of the charm of the neighborhood comes from its diverse population, and it is impractical and unfair to attempt to eliminate all student housing. A more obtainable goal for preservationists would be to ensure that high density dwellings are well maintained and that conversions are done sensitively.

Efforts are currently underway to get the neighborhood listed in the National Register of Historic Places, and to develop long term goals which will aid preservation and restoration efforts in East Campus and other Columbia neighborhoods. If you would like more information about the issues raised here, contact East Campus Neighborhood Association president Bonnie Bourne at 874-7765.

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The quotes from neighborhood residents are all taken from interviews conducted by C. Ray Brassieur as part of the survey project.